

This instrument was prepared by

(Name) Wallace, Ellis & Fowler

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS

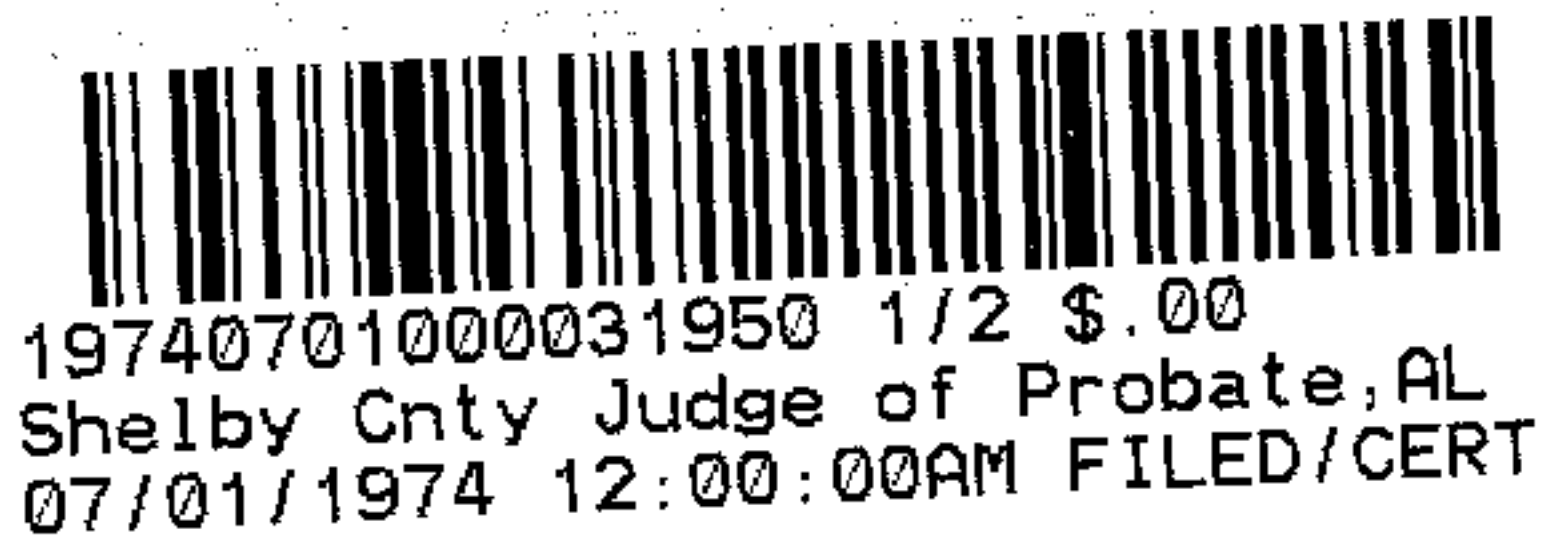
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Ruth Bearden, the widow of Luther Bearden
(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry Bearden and wife, Brenda Bearden
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

A parcel of land situated in the N½ of Section 4, Township 22 South, Range 3 West, described as follows: Commence at the SE corner of the NW¼ of Section 4, and go North 2 deg. 31½' West along the East boundary of said Quarter Section 39.20 feet to the point of beginning on the North boundary of Shelby County Highway No. 22; thence North 88 deg. 55' West along this boundary for 114.67 feet; thence North 1 deg. 05' East for 200.68 feet; thence North 83 deg. 02' East for 136.60 feet; thence 51 deg. 37' East for 219.95 feet to the North boundary of Highway 22; thence North 88 deg. 55' West along this boundary for 31.0 feet to the point of beginning; containing 0.67 acres, more or less.

BOOK 287 PAGE 596



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 28th day of May, 1974

WITNESS:

(Seal) (Ruth Bearden) (Seal)
(Seal) Ruth Bearden (Seal)
(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruth Bearden whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

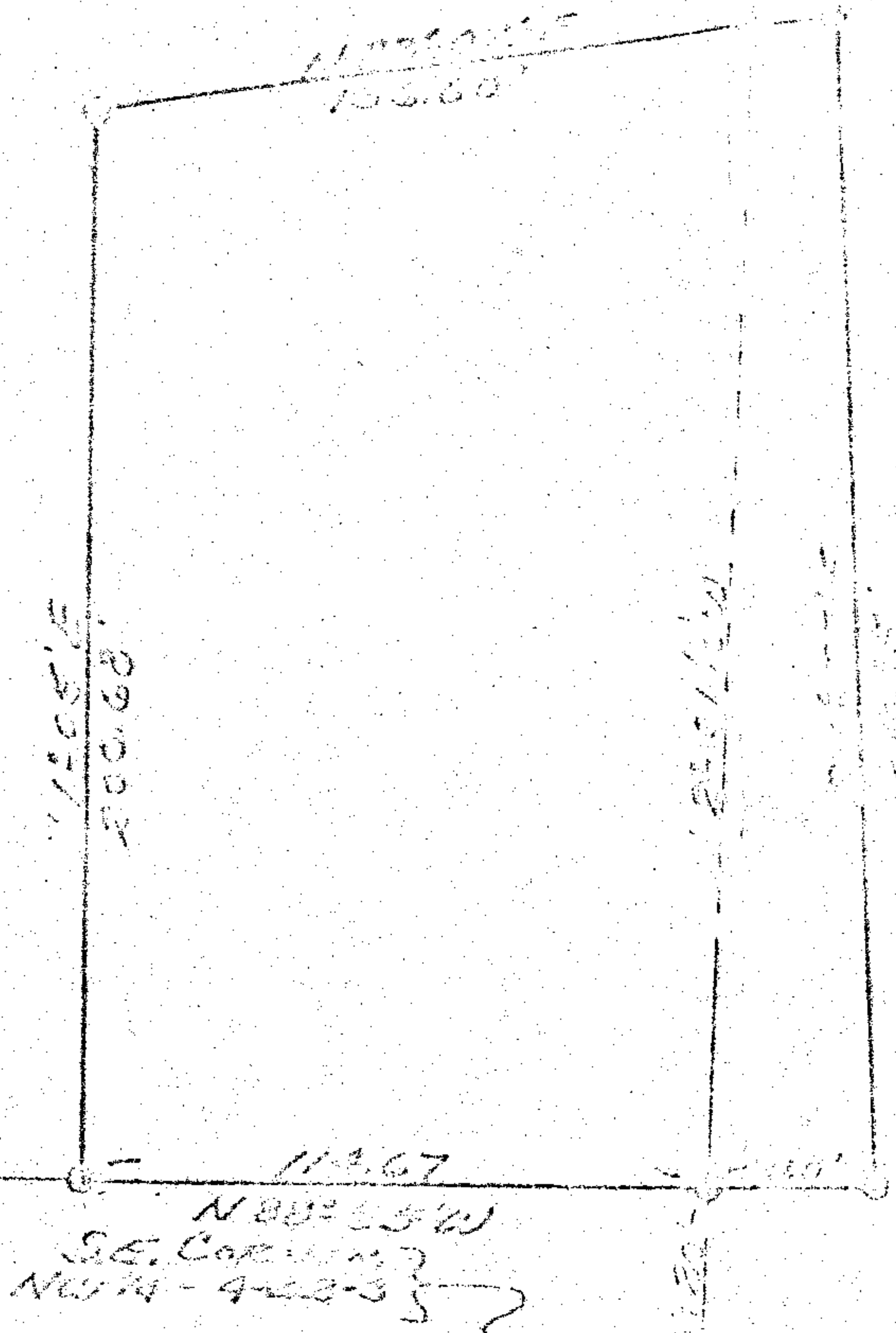
Given under my hand and official seal this 28th day of May, 1974

Ruth J. Bearden
Notary Public.



19740701000031950 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/01/1974 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 JUL -1 PM 10:45
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CORRECTED BY
JUDGE OF PROBATE



Shelby County Hwy 22

BOOK 287 PAGE 597

STATE OF ALABAMA: SHELBY COUNTY:

I, JAMES A. RIGGINS, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA HEREBY CERTIFY: THAT THE FOREGOING IS A TRUE AND CORRECT MAP OF A PARCEL OF LAND SITUATED IN THE N 1/2 OF SECTION 4, TOWNSHIP 22 SOUTH, RANGE 3 WEST DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.E. CORNER OF THE NW 1/4 OF SECTION 4 AND GO N 2° 31 1/2' W ALONG THE EAST BOUNDARY OF SAID 1/4 SECTION 39.20 FEET TO THE POINT OF BEGINNING ON THE NORTH BOUNDARY OF SHELBY COUNTY HIGHWAY NO. 22, THENCE N 88° 55' W ALONG THIS BOUNDARY FOR 119.67 FEET THENCE N 120° 05' E FOR 200.68 FEET THENCE N 83° 02' E FOR 136.60 FEET THENCE S 1° 37' E FOR 219.95 FEET TO THE NORTH BOUNDARY OF HIGHWAY 22 THENCE N 88° 55' W ALONG THIS BOUNDARY FOR 31.0 FEET TO THE POINT OF BEGINNING, CONTAINING 0.67 ACRES MORE OR LESS.

THAT THERE ARE NO ENCROACHMENTS VISIBLE ON THE SURFACE.
THAT ALL CORNERS ARE MARKED BY IRONS.

SCALE: 1" = 60' DATE: May 15, 1977 SIGNED: James A. Riggins
JAMES A. RIGGINS REG. NO. 1425